



**ANDREW
WATTON**
Property Consultants



For SALE



1 GORDON TERRACE, BRIMSCOMBE, STROUD, GLOUCESTERSHIRE GL5 2QE

- ❖ SELF-CONTAINED RETAIL UNIT OF 1,000 SQ FT APPROX
- ❖ SPACIOUS THREE STOREY RESIDENTIAL ACCOMMODATION
- ❖ LARGE GARAGE PLUS PARKING
- ❖ GOOD SIZED GARDEN

OFFERS INVITED, BASED UPON: £425,000; SUBJECT TO CONTRACT

**VIEWING - the Site is open but please be considerate of immediate neighbours when viewing
Andrew Watton Property Consultants**

COM:1837 - 21.07.2016; WebPost:15.08.2016

SITUATION:-

the property is situated just off the A419 Cirencester Road, being opposite Brimscombe Port. This well established neighbourhood shopping area which includes a Convenience Store and Post Office, Hairdresses, Fish & Chip Shop, all having the advantage of Layby parking directly in front.

Brimscombe is a popular residential area which has the advantage of an excellent Primary School and good access to Michinhampton Common. Stroud is a little over one mile away and the nearby centres of Cirencester, Cheltenham and Gloucester are readily accessible; there is the benefit of a Main Line Railway Station to London Paddington and both the M4 and M5 provide easy access to other parts of the UK.

PREMISES:-

the property which is end terraced is of traditional construction and has been subject of recent refurbishment and restoration to create a spacious Retail unit, being self-contained, plus the three storey residential accommodation, which has an ambience of a house rather than an apartment with attractive wooden floors and many original features. Furthermore the property has good views towards the garden and the woods directly behind.

THE PROPOSED ACCOMMODATION (all dimensions are approximate):-

Ground Floor

Main Shop: 26' 10" x 16' 2" leading to rear Shop area 16'8" x 15' 0"
plus side area 16' 8" x 15' 0" having an entrance to frontage and Shop.
Kitchen: 16' 6" x 9' 8" including Cloakroom/WC

First Floor

Utility Room: 1.75m x 1.3m
Bedroom 1: 4.6m x 4.0m
Bedroom 2: 4.6m x 3.0m

First Floor

Residential accomodation approached via newly built Porch
Kitchen: 14' 10" fully fitted with extensive range of Cupboards, Drawers, Sink Unit and Blockwood Worktop surfaces
Utility Room/Cloakroom: 7' 7" x 5' 3" with Sink Unit and WC
Living Room (front): 16' 6" x 13' 9" with attractive Fireplace and Double Doors
Dining Room: 13' 8" x 13' 2"
Hallway: with Stairs to Second Floor

Second Floor

Bedroom 1 (front): 16' 6" x 10' 8" with Fireplace
Bathroom: with Roll-top Bath, Wash Hand Basin and low level WC with attractive Dado Walls to half height
Bedroom 2 (rear): 10' 2" x 9' 9"
Landing room: with Staircase off to Second Floor

Third Floor

Master Bedroom: 17' 0" max x 16' 11" (16' 11" x 13' 6" to Purlin height) with door to Shower Room having Shower Cubicle, WC and Wash Hand Basin

Outside

Detached Garage: 25' 9" x 10' 5" wide with Storage Space in pitched roof plus parking directly in front of the Garage
Garden to rear: attractively laid out with Flower Beds, Lawn and rising up to an area within the Wooded Clipse to the rear

SERVICES:-

all Mains Services are understood to be connected. The Residential Accomodation has the benefit of Central Heating from a Gas Fired Boiler which also serves Domestic Hot Water.

PLANNING:-

the property benefits from an established Retail A1 use to the Ground Floor plus Residential directly above. Gordon Terrace is directly opposite Brimscombe Port, which is earmarked for a major restoration and redevelopment programme in future years. to recreate the original Canal Basin plus Residential development to the main.

TENURE:-

Freehold

OUTGOINGS:-

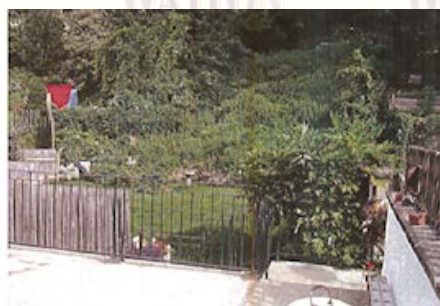
The Ratable Value in 2016/17 is believed to be £3,200 with Business Rates being payable in this period of £1,548.80. before any Business Relief given, if applicable.
Council Tax Band: B - £1,223.94

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